

TABLE OF CONTENTS

ARTICLE I	1-1
Section 1 – Preamble and Enactment Clause.....	1-1
Section 2 - Short Title	1-2
Section 3 – Interpretation and Application	1-2
Section 4 – Severability	1-2
Table of Ordinances.....	1-3
 ARTICLE II	2-1
Definitions.....	2-1
 ARTICLE III.....	3-1
Establishment of Districts	3-1
Section 1 – Zoning Districts	3-1
Section 2 – Descriptions of the Zoning Districts And Certain Specific Requirements.....	3-3
 ARTICLE IV	4-1
Permitted Uses in Zoning Districts.....	4-2
 ARTICLE V	5-1
Table of Ordinances.....	5-1
Chart.....	5-3
 ARTICLE VI	6-1
Specific District Regulations	
Section 1 – A-1 Agricultural District.....	6-1
Section 2 – RE Estate Residential District.....	6-5
Section 3 – R-1 Single Family Residential District	6-9
Section 3A-R-1S Single Family Residential District.....	6-13
Section 4 – R-2 Single Family Residential District.....	6-15
Section 5 – R-3 Single Family Residential District	6-17
Section 6 – R-4 Two Family Residential District.....	6-19
Section 7 – R-5 Multi-Family Residential District	6-23
Section 8 – R-6 Multi-Family Residential District	6-31
Section 9 – RMH Mobile Home District	6-37
Section 10 – O-1 Central Office District.....	6-41
Section 11 – O-1P Central Office District	6-43
Section 12 – O-2 Planned Office Park District	6-47
Section 13 – O-3 Neighborhood Office District	6-51
Section 14 – C-1 Central Business District.....	6-55
Section 15 – C-1P Central Business District.....	6-57
Section 16 – C-2 Planned Shopping Center District.....	6-61
Section 17 – C-3 Neighborhood Convenience Shopping District	6-65
Section 18 – C-4 Automotive Sales and Service District	6-69
Section 19 – C-5 Highway & Recreational Commercial District.....	6-73
Section 20 – IS Industrial Service District	6-77
Section 21 – I-1 Light Industrial District.....	6-81
Section 22 - I-2 Heavy Industrial District.....	6-85

ARTICLE VII	7-1
Supplemental Districts	
Section 1 - CD, Expressway Corridor Development District	7-1
Section 2 - FD, Floodway District	7-9
Section 3 - PUD & TPUD, Planned Unit Development and Transitional Planned Unit Development District.....	7-15
ARTICLE VIII.....	8-1
General Provisions Applying to All or Several Districts	
Section 1 - Application of Regulations to the Uses of More Restricted District	8-1
Section 2 - Existing Buildings and Land Use	8-3
Section 3 – Density and Height	8-5
Section 4 – Buildings	8-7
Section 5 – Vacation of Public Easements	8-9
Section 6 – Street Access.....	8-11
Section 7 – Off-street Parking.....	8-13
Section 8 – Storage and Parking of Trailer and Commercial Vehicles	8-17
Section 9 – Manufactured Housing/Mobile Homes.....	8-19
Section 10 – Sewer Service.....	8-21
Section 11 – Placement of Fencing.....	8-23
Section 12 – Platting Requirements.....	8-27
Section 13 – Site Plan Review	8-29
Section 14 – Building Permit Requirement	8-31
Section 15 – Annexation Clause	8-33
Section 16 – Existing Lots of Record	8-35
Section 17 – Nonconforming Buildings, Structures and Use Of Land	8-37
Section 18 – Telecommunication Towers.....	8-41
Section 19 – Landscaping Requirements	8-53
Section 20 – Swimming Pools and Associated Equipment.	8-69
Section 21 – Outdoor Lighting Standards.....	8-71
ARTICLE IX	9-1
Sign Regulations	9-1
Section 1 – General Use Conditions	9-1
Section 2 - Mobile Ground Signs.....	9-7
Section 3 – A-1 Use Conditions.....	9-9
Section 4 – O-2 and C-2 District Conditions	9-11
Section 5 – O-3, C-3, C-4, C-5, I-S and I-1 District Use Conditions	9-13
Section 6 – O-1, O-IP, C-1, C-IP and I-2 District Use Conditions.....	9-15
Section 7 – “R” District Use Conditions.....	9-17
Section 8 – Signs on Planned Unit Developments.....	9-19
Section 9 – Permit.....	9-21
Section 10 – Standard Public Signs	9-23
Section 11 – Additional Requirements	9-25

ARTICLE X.....	10-1
Specific Use Permits	10-1
Conditions for Approval	10-3
Time Limit	10-5
Specific Use List.....	10-7
Use Conditions.....	10-9
Off-Street Parking Requirements.....	10-11
Administration of Specific Use Permits	10-13
 ARTICLE XI	 11-1
Board of Adjustment.....	11-1
Section 1 -Authority.....	11-1
Section 2 - Procedure.....	11-3
Section 3 - Applications.....	11-5
Section 4 - Public Hearing Required	11-7
Section 5 - Powers	11-9
Section 6 - Appeal to District Court	11-11
 ARTICLE XII	 12-1
Section 1 - Zoning Officer	12-1
Section 2 - Amendments.....	12-3
Section 3 - Required Notice of Public Hearing	12-5
Section 4 - Fees	12-7
Section 5 – Planning Commission Action on Zoning Amendments	12-9
Section 6 – Negative Decision, No Decision, Appeal to City Council.....	12-11
Section 7 – Public Protest and City Council Denial	12-13
Section 8 – Invalidity of a Part	12-15
Section 9 – Repeal of Conflicting Ordinances.....	12-17
Section 10 – Violations and Penalties.....	12-19
Section 11 – Emergency Clause	12-21